

PLANNING DEPARTMENT
City of Greensboro
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Planning Department's

Guide to Zoning



**Greensboro,
North Carolina**

Zoning

WHAT IS ZONING?

Zoning is the primary land use management tool of local government. It divides the city into districts (or zones) and assigns different land use controls to each district (what can be built where, how, etc.). In Greensboro, there are many zoning districts, such as residential single family, residential multifamily, commercial, industrial, office districts, etc. Zoning districts are delineated on the City's Official Zoning Map.

THE PURPOSE OF ZONING

The zoning regulations are designed to improve livability in Greensboro, by decreasing less desirable results of development (such as congestion) and providing for more desirable outcomes (such as preservation and enhancement of visual attractiveness). The zoning regulations are contained in the City of Greensboro Development Ordinance, which is a document that regulates all development in the City.

HOW DO I KNOW HOW MY PROPERTY IS ZONED?

Contact the Planning Department at (336) 373-2144 with the property address, and city staff will be glad to assist you; if you have internet access, log onto the Planning Department's web page at www.greensboro-nc.gov/planning and click on zoning maps.

THE REZONING PROCESS

People choose to rezone property for many reasons. Perhaps the most common reason is to use the land in a manner that is different than the property's zoning allows. Any person who resides or owns property in the City may submit a rezoning application, which is formally called an Application to Amend the Official Zoning Map.

A rezoning application must be received by the Planning Department by 5:00 p.m. at least 38 days prior to the meeting of the Zoning Commission at which such application is to be considered.

Potential applicants are strongly encouraged to discuss the rezoning proposal with affected property owners, as well as Planning Department staff members.

REZONING APPLICATION

An application is required for processing a rezoning request, which asks for several items of information:

- ◆ the location of the property;
- ◆ the existing and proposed zoning;
- ◆ the Guilford County Tax Map, Block, and Lot numbers;
- ◆ the name (s) and address(es) of the property owner(s).

UNDERSTANDING ZONING IN THE PLANNING DEPARTMENT

The applicant must sign the rezoning application and provide an address and business telephone number. In addition to completing the application, the following three attachments are required.

REQUIRED ATTACHMENTS

- 1. The names and addresses of property owners immediately adjacent to the area requested (which includes all sides and across the street);
- 2. A metes and bounds (legal description) such as the one found on a deed or land survey;
- 3. An application fee which is determined by the size of the property is required.

Size	Fee
Less than 1 acre	\$250
1 acre to 4.99 acres	\$600
5 acres or more	\$1000

INCOMPLETE REZONING APPLICATIONS RESULT IN DELAYED PROCESSING.

After the Planning Department receives an application, it begins the notification process by publishing a legal notice in the newspaper, notifying nearby property owners by first-class mail (600 foot radius), and posting signs on the property.

The City of Greensboro Zoning Commission meets the second Monday of each month at 2:00 p.m. in the City Council Chambers. Meetings are televised on Cable Channel 13, and open to the public.

TYPES OF ZONING REQUESTS
GENERAL USE ZONING

General Use Zoning establishes the general use district zones (such as residential, office, commercial, and industrial) in the city. These districts have uniform development standards

and have land uses that are permitted by right and certain uses that have more stringent development standards. Both types of uses are found in the Permitted Use Schedule, located in the Development Ordinance. In considering a request to rezone property to any General Use District, the Zoning Commission or City Council must determine that the property is suitable for all uses permitted in the requested district.

GENERAL USE ZONING PROCEDURE

The Zoning Commission holds a public hearing on the application. **A public hearing is a serious matter, and requires the attendance of the applicant.** The burden of proof for a zoning amendment rests with the applicant; therefore, failure to attend the public hearing could adversely influence the decision on the application. The Planning Department presents the application, along with the department's recommendations, at the first regularly scheduled meeting following proper filing and notice of application. The Zoning Commission is comprised of nine members. Six (6) or more favorable votes from the Zoning Commission constitute approval of the rezoning and final action, unless an appeal is made. If an application receives less than six (6) favorable votes, but still a majority of favorable votes, the Zoning Commission action is considered a favorable recommendation and is forwarded to the City Council for final action. If there is a tie vote or an unfavorable vote from the Zoning Commission, that action constitutes denial of the application unless appealed. Applications receiving favorable recommendations and all appealed decisions are scheduled for public hearing before the City Council.

APPEALS

Any decision of the Zoning Commission may be appealed to the City Council by any person who owns property or resides within the City. Appeals must be made within ten (10) days of the decision

by filing a written notice of appeal with the City Clerk or Planning Department.

CONDITIONAL DISTRICT ZONING

A rezoning request can propose use limitations on the property or propose certain conditions to ensure compatibility between the property and surrounding neighborhood (such as landscaping beyond the minimum standards). This is called conditional zoning; this request is made by applying for a Conditional Zoning District, which is submitted simultaneously with a rezoning application. **Only the property owner can apply for a conditional zoning district.** Conditional zoning districts have all the requirements of the corresponding general use district as well as the conditions imposed by the property owner. Once a request for a conditional zoning district is filed, it cannot be changed except at the public hearing of the Zoning Commission or City Council. Any amendments must be made by making the conditions more restrictive or by decreasing the size of the property considered.

EXAMPLES OF CONDITIONS

Conditions may specify the location of the use on the property; the proposed uses; the number of dwelling units; the location and extent of parking lots driveways, and access streets; the location and extent of buffer areas and other special purpose areas; the timing of development; the location and extent of rights-of-way and other areas to be dedicated for public purposes; and other such matters as the applicant may propose as conditions of the request.

WHAT IS A SPECIAL USE PERMIT AND HOW DOES IT WORK?

Certain land uses within the City of Greensboro require a Special Use Permit before the use can be initiated. An example of such a land use is a Bed and Breakfast in a single family zoning district. For more information on Special Use Permits, please contact the City Planning Department.

WHAT ARE THE ZONING DISTRICTS?

AGRICULTURAL DISTRICT

Agricultural District (AG)

SINGLE FAMILY RESIDENTIAL DISTRICTS

(the number refers to the minimum number of square feet for each lot in thousands)

RS-40, RS-30, RS-20, RS-15, RS-12, RS-9, RS-7, and RS-5

MULTIFAMILY RESIDENTIAL DISTRICTS

(the number refers to the maximum number of units per acre).

RM-5, RM-8, RM-12, RM-18, and RM-26

COMMERCIAL DISTRICTS

Neighborhood Business (NB), Limited Business (LB), General Business (GB), Highway Business (HB), Central Business (CB), Shopping Center (SC).

OFFICE DISTRICTS

Limited Office (LO), General Office Moderate Intensity (GO-M), and General Office High Intensity (GO-H)

INDUSTRIAL DISTRICTS

Corporate Park (CP), Light Industrial (LI), Heavy Industrial (HI)

PUBLIC AND INSTITUTIONAL DISTRICT

Public and Institutional District (PI)
Traditional Neighborhood District (TN-1)

PLANNED UNIT DEVELOPMENT DISTRICTS

Planned Unit Development Infill (CD-PDI)
Planned Unit Development Residential (CD-PDR)
Planned Unit Development Mixed (CD-PDM)

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